

Inclusive Communities

Affirmatively Furthering Fair Housing from the Disability Community Perspective



Who are people with disabilities?

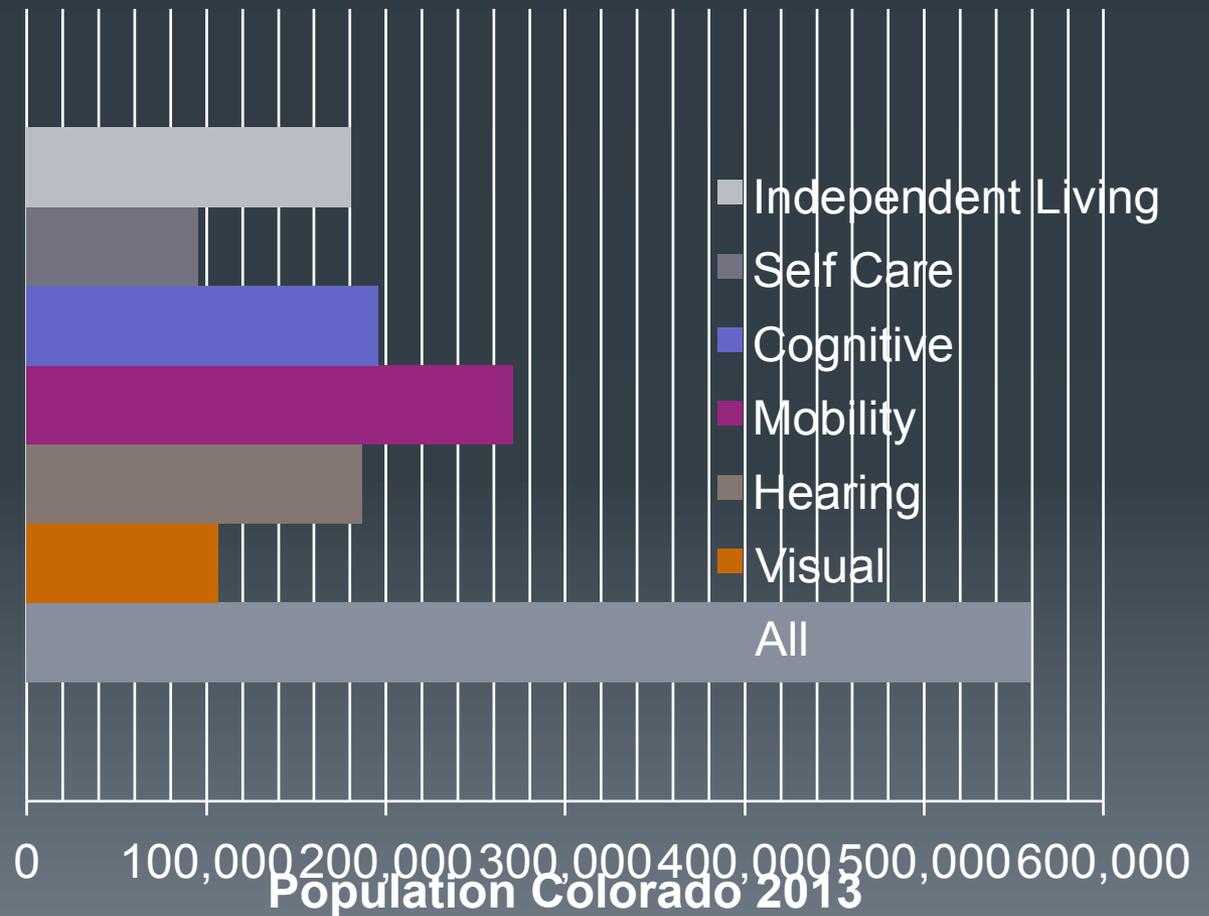
- 10.7% of Colorado population
- % increases with age
- Native Americans most likely to have disability and Asians least likely –African American's slightly higher and Latino's slightly lower than whites.



Overall barriers

- Lack of education: 28% have ONLY High School or equivalent compared with 19% of non-disabled. 20% have college degree compared with 39% non-disabled
 - POVERTY
 - 13% or 38,600 lived on SSI (less than \$750)
 - 23% live under the poverty line as opposed to 10% of people without disabilities
 - 33% people with self-care disabilities in poverty
- Employment rate is 42% for ANY employment but only 26.3% for full time full year jobs.

Types of disabilities



Barriers

- Public Housing
 - Waiting lists
 - Reasonable accommodations
 - Bullying



Barriers

- Private Housing
 - Accessibility issues (have to fund renovations)
 - Reasonable accommodations (lack of knowledge)
 - Rent increases





Legal Obligations

- Fair Housing Act Amendments Act
- The Act also makes it unlawful for any person to refuse “to make reasonable accommodations in rules, policies, practices, or services, when such accommodations may be necessary to afford ...person(s) [with disabilities] equal opportunity to use and enjoy a dwelling.” The Act also prohibits housing providers from refusing residency to persons with disabilities, or placing conditions on their residency, because those persons may require reasonable accommodation



Americans' With Disabilities Act

- State and Local government must provide all services in the most integrated setting appropriate for the person with a disability and must make reasonable modifications of policy, practice and procedure to do so.
- The Olmstead decision said that segregation and isolation IS de facto discrimination.
- Public accommodations are also liable –in housing this means rental offices, common areas, housing authorities, etc. Housing itself is covered under FAAA

CADA

- Colorado Anti-Discrimination Act
- Same as Fair Housing Act but victim of discrimination can get up to \$3000 in damages



Solutions

- Get rid of the cliff



Solutions

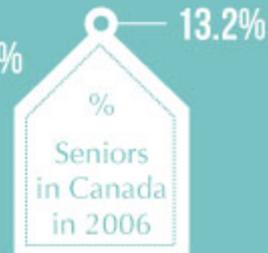
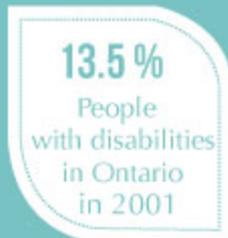
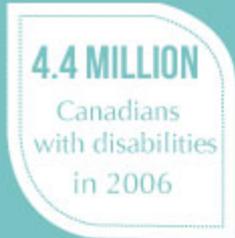
- Transit Oriented Development



UNIVERSAL DESIGN



Making design accessible to everyone in society



7 PRINCIPLES OF UNIVERSAL DESIGN:



Equitable



Flexibility



Simple &
intuitive



Perception
information



Tolerance
for error



Low physical
effort



Size &
space

Reasonable Accommodations

- Understand the purpose (equity is NOT equality)

- Training



Solutions

- Involve people with disabilities at all levels
- Feel free to contact CCDC
- Julie Reiskin, Executive Director
- www.ccdonline.org 303-839-1775
- 1385 South Colorado Blvd Building A Suite 610
- Denver, CO 80222 (as of 11/23)

